

Purpose: permit development for specialized purposes where tracts suitable in location, area, and character are to be planned on a unified basis. Allows for flexibility that will result in improved design, character and quality of new development and preservation of natural and scenic features of open spaces. Planned development districts shall be so related to the general development pattern and the objectives of the land use plan update as to provide for comfort and convenience of occupants, facilitate protection of the character of the surrounding neighborhoods, and reduce traffic congestion by a reasonably close relationship (in distance and time) between origins and destinations of persons living, working, or visiting in such development. PDDs should meet purposes of zoning to an equal or higher degree than individual lot regulation.

Greenwood City County
Planning Department

PDD

Planned Development District

Dimensional Requirements:

Minimum area of requirement of PDD: Five acres

Minimum lot area for residential dwellings in PDD:

Single family detached dwellings and mobile home subdivisions: 6000 square feet

Multifamily attached dwellings: 1800 square feet, except where specified density bonus

Minimum yards:

Front: 40 feet

Side: Single family detached dwellings and mobile homes: 15 feet

Other residential uses: 30 feet where contiguous to single-family dwellings, none required elsewhere

Commercial uses: 30 feet where contiguous to residential uses; none required elsewhere

Maximum buildable lot area:

Residential uses: 40 percent

Commercial and industrial uses: 80 percent, provided there is sufficient space to meet minimum applicable requirements for offstreet parking and loading in the Zoning Ordinance

Greenwood County Zoning Regulations

Note: Drawings are for illustrative purposes only. The text of the ordinance shall prevail over any inconsistency.